

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**TUESDAY, DECEMBER 23, 2008, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBERS:** Jason Kelley, Rami Talleh, Kimberly De Coite (recording secretary)

**MINUTES:** May 21, 2008  
**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2008-019 (NGUYEN RESIDENCE)**

**APPLICANT:** Karen Otis, 16871 Sea Witch Lane, Huntington Beach, CA 92649  
**PROPERTY OWNER:** An Nguyen, PO Box 946, Newport Beach, CA 92658  
**REQUEST:** To permit the demolition of an existing single-family dwelling and the construction of a new 5,498 sq. ft. two-story single family dwelling with an attached 691 sq. ft. three-car garage at an overall building height of 30 feet. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.  
**LOCATION:** 16872 Coral Cay Lane (east side of Coral Cay Lane between Marina Bay Drive and Courtside Circle)  
**PROJECT PLANNER:** Jason Kelley

Jason Kelley, Senior Planner, displayed project plans and photographs and stated the purpose, location, and zoning of the subject site. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Mr. Ramos asked if Condition No. 1a and 1b were code requirements. Mr. Kelley stated that they were, however the conditions are intended to modify the plans to comply with code.

**THE PUBLIC HEARING WAS OPENED.**

Karen Otis, applicant, stated that she had no comments or concerns regarding the conditions of approval. She stated that the request had been approved by the Homeowners Association.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos stated that, based on the information provided, he would approve the request with minor modifications to the findings.

**COASTAL DEVELOPMENT PERMIT NO. 2008-019 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) WORKING DAYS.**

**FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project is located in an urbanized residential zone and involves the construction of a new single family dwelling.

**FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-019:**

1. Coastal Development Permit No. 2008-019 for the demolition of the existing single family residence and construction of an approximately 5,498 sq. ft. two-story single family dwelling with an attached 691 sq. ft. three-car garage at an overall building height of 30 feet conforms with the General Plan, including the Local Coastal Program. The project is consistent with Coastal Element Land Use Policy C 1.1.1 to encourage development within, contiguous to or in close proximity to existing developed areas able to accommodate it. The proposed construction will occur on a previously developed site, contiguous to existing residential development.
2. The project is consistent with the requirements of the CZ Overlay District, the base zoning district, as well as other applicable provisions of the Municipal Code. The project, as proposed, complies with all applicable development regulations, including maximum building height, minimum setbacks, maximum site coverage and minimum on-site parking.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. The proposed residence will be constructed on a previously developed site in an urbanized area with all necessary services and infrastructure available, including water, sewer and roads.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. The proposed residence will be built on a previously developed site and will not impede public access or impact public views to coastal resources.

**CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2008-019:**

1. The site plan, floor plans, and elevations received and dated October 6, 2008 shall be the conceptually approved design with the following modifications:
  - a. The architectural projection along the front elevation shall provide a minimum 12-foot setback from the front property line.
  - b. The easterly window in (Mom's) bedroom shall be removed, relocated or obscured to comply with the infill requirements.
2. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

**INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

**THE MEETING WAS ADJOURNED AT 1:37 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, JANUARY 7, 2009 AT 1:30 PM.**



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Ricky Ramos  
Zoning Administrator

RR:kdc